

MOTION

The City of Los Angeles is facing a housing affordability crisis that continues to threaten the economic stability of residents. Far too many constituents are burdened by housing costs that consume more than half of their income, while the supply for affordable housing remains insufficient to meet the scale of existing need.

The City now stands at a consequential moment with the authority and responsibility to exercise local control over the implementation of Senate Bill 79 in a manner that reflects the affordability Los Angeles requires and that is not sufficiently addressed in the bill as is. The Department of City Planning has advanced two ordinances designed to guide a comprehensive, community focused approach to SB79 implementation. The Low-Rise Ordinance represents a substantive step toward ensuring that the obligations and opportunities of this moment are shared equitably across all of Los Angeles.

Informed by the recommendations of City Planning and housing advocates, this Motion seeks to strengthen affordability requirements, establish a Low-Rise Bonus tied to meaningful income restricted set asides, and explore additional incentives for the development of 100 percent affordable housing projects, recognizing that the families most vulnerable to displacement cannot afford to wait for solutions until after the adoption of the next Housing Element in 2030.

This Motion also seeks to mitigate concerns regarding the feasibility of projects built under this Ordinance, by requesting that the Department of City Planning provide quarterly reports regarding progress on housing production and any recommended adjustments to the Low Rise Ordinance as needed; as well as allow for greater parking flexibility to make projects more competitive and cost permissive. By ensuring flexibility in parking design we can increase the feasibility of these projects while ensuring the frontage remains pedestrian oriented.

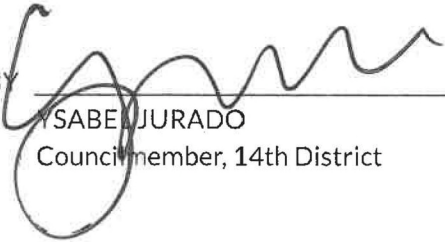
I THEREFORE MOVE that the City Council request the City Attorney, with support from the Department of City Planning, to consider adding the the Low-Rise Ordinance a Low-Rise Bonus that grants any project in the Low-Rise Incentive Area a form limited density, 3.0 FAR, and up to 4 stories in height in exchange for an affordability set aside of either 8% extremely low income units, 12% low income units, or 50% moderate income units, pursuant to Exhibit 2B: Recommendations for Deeper and More Affordability Pursuant to Amending Motion 4C (Council File 25-1083) attached to the City Planning Commission Report dated May 19, 2026, and as adopted by the Council on June 3, 2026 requesting the City Attorney to prepare and present the draft ordinance.


I FURTHER MOVE that the City Council instruct the Department of City Planning (DCP) to prepare a report with recommendations on the feasibility of including additional incentives for 100 percent affordable housing projects in Low-Rise Incentive Areas.

I FURTHER MOVE that the City Council instruct the DCP to provide quarterly reports to Council relative to the Low-Rise Ordinance regarding the City's progress towards meeting SB 79 capacity targets where the law applies; utilize BuildLA and/or another public facing dashboard pursuant to CF 25-0572 to detail information regarding project-type submittals, planning approvals, permit issuances, and certificate of occupancy issued broken down by SB 79 qualifying station areas; and provide timely, concurrent status updates on the progress of local alternative

plans and share recommended adjustments to the Low-Rise Ordinance as needed. These updates should include proposals for stronger incentive structures that improve financial feasibility and support deeper levels of affordability.

I FURTHER MOVE that the City Council request the City Attorney, with support from the Department of City Planning, to allow in the Low-Rise Ordinance, an at grade parking option in the Performance Standards when parking is located behind a primary facade and screened from view.

PRESENTED BY 
YSABEL JURADO
Council member, 14th District

SECONDED BY 

ORIGINAL



June 5, 2026